

# Listening Session Notes

Denton: September 26, 2019    Lanham: October 1, 2019

Hagerstown: October 2, 2019    Baltimore: October 4, 2019

## Opportunity Zones:

- Supports Opportunity Zone incentives

## Mixed Income Housing:

- Points for mixed income housing should be returned to the Guide

## Family Housing:

- Family Housing point calculations should only use affordable units

## Twinning:

- Policy Incentive points for twinning should be eliminated because leveraging is enough incentive
- Consider lowering unit requirements
- Large projects can be problematic - twinning large projects with high density is not necessarily the best route
- Would non-contiguous sites be allowed under twinning?
- Twinning structure appears to be imbalanced between size of units in 9% and 4% - should look at how units can be spread across entire transaction and need to match density of surrounding area
- Should evaluate policies that optimize efficiencies of twinning
- Twinning is a great way to leverage resources
- Should adjust point scoring so that there is a greater balance between twin and non-twin projects

## Income Targeting:

- 20% units are over incentivized and can be problematic with voucher supported units

## Tenant Services:

- Concerned that developers are not paying attention to tenant services by automatically receiving points for CORES – should require resident services plan in order to get full points

#### Nonprofits:

- Points for long term PHA or Nonprofit ownership
- Should increase points for NP to build their capacity
- Require category 1 nonprofits, PHAs, and MBEs to have managing GP role to get full points

#### Targeted Populations:

- Add women with children to targeted populations
- Pleased that targeted population units were lowered to 30%, 20% units are critical to persons with disabilities

#### Geographic Distribution:

- Non-metro areas are getting a disproportionate share of awards compared to their share of low income population
- 50% of state's low income population lives in the Baltimore Region, 80% in Balt/Region and DC Metro - resources are not being allocated based on this data - set aside? points?

#### Gut Rehabilitation:

- Guidelines for gut rehab - what qualifies as a gut rehab?
- Should have a minimum unit threshold for the rehab points in Section 4.6.2

#### Miscellaneous:

- Does DHCD make a conscious effort to seek input from residents?
- Would like to see 9% resources go to NC
- Should incorporate points for working with local communities and insulate projects from letters from elected officials against projects
- Should award points for areas with a masterplan and community master plan in place
- Should include point deductions for poor management performance.